



Lonan, 15 Kirkview Crescent, Newton Mearns

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Situation

Located in a hugely popular suburb, Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Newton Mearns is recognised as providing excellent local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants.

Local sports and recreational facilities include Parklands Country Club, David Lloyd Rouken Glen, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Kirkview Crescent is conveniently located for access to the new Coop at Mearns Kirk, The Avenue Shopping Centre, Marks & Spencer, Waitrose at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Mearns Castle and St. Ninian's.













Description

A beautifully presented and spacious detached villa, occupying a generous corner plot, located within sought after Kirkview Crescent in the heart of Newton Mearns, close to Mearns Cross and The Avenue.

A substantial family home affording spacious, well appointed and light accommodation, upgraded by the present owner, arranged over two floors. In total the accommodation extends to around 2528 Sqft (235 Sqm) and provides flexible accommodation, well designed for family living.

The accommodation comprises:

Ground Floor: Entrance vestibule. Immediately impressive and spacious welcoming reception hallway with oak hardwood floor and stairs rising to the upper floor. Generous sitting room with bay window overlooking the side gardens. Formal dining room with bay window and feature fireplace. Fabulous garden room, located at end of reception hall, centered around a wood burning stove with two sets of French doors open to the garden grounds. Home office/Bedroom five. Well appointed and refitted dining size kitchen designed by Cameron Interiors equipped with a full complement of wall mounted and floor standing cabinets with integrated appliances and complementary Corian worktops. Utility area with French doors open to garden. A stunning refitted wet shower room completes the ground floor accommodation.

First Floor: Bright galleried upper landing, affording access to four double bedrooms, with oak wood finishes. Spacious principal bedroom with balcony affording views towards Means Kirk, fitted dressing area and an attractive ensuite bathroom with separate shower enclosure. Bedroom two with dual aspects and fitted wardrobes. Bedroom three with wardrobe and door opening to balcony. Bedroom four. Stunning refitted house shower room completes the overall internal accommodation.

A particular feature of this fine family home is the well kept and attractively enclosed landscaped corner garden grounds, enclosed to the rear. Automatic security gates open to a driveway which leads to a detached garage. In addition, there is a second driveway with security gates, to the side of the property.

The property is further complimented by gas central heating, double glazing and is protected by a security alarm system.









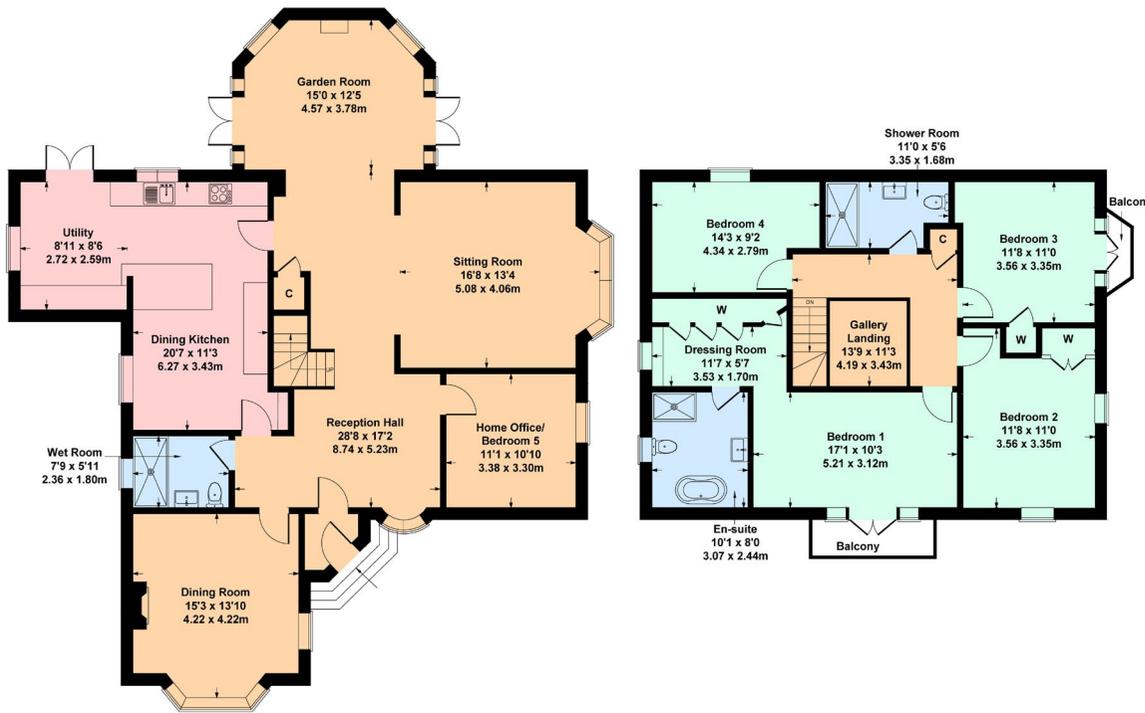
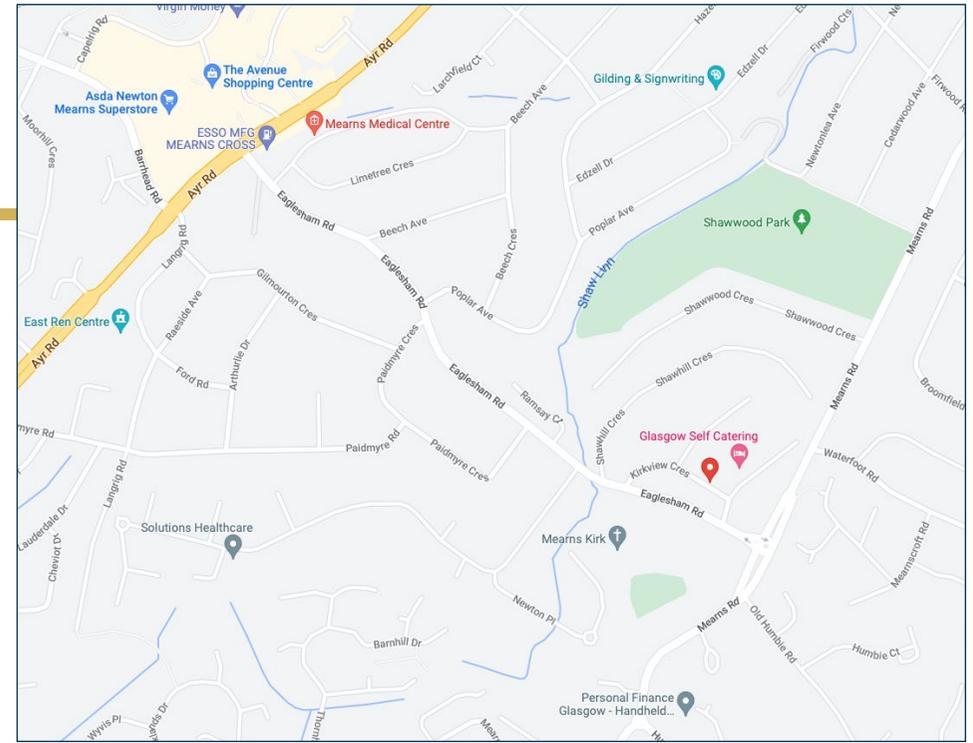


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Approximate gross internal area 2528 sq ft - 235 sq m



Viewing

By appointment through
 Nicol Estate Agents
 46 Ayr Road
 Newton Mearns, Glasgow G46 6SA
 Telephone 0141 616 3960
 mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
 Band G

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

East Renfrewshire Council
 Council headquarters
 Eastwood Park
 Rouken Glen Road
 Giffnock
 G46 6UG
 Tel: (0141) 577 3000

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. produced by Potterplans Ltd. 2022

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

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